

SALEM SCHOOL BUILDING COMMITTEE
SEPTEMBER 8, 2010
MEETING MINUTES

Attending:

Elbert Burr, Chair	
Carol Traggis	Dick Asafaylo
Diane Woronik	Bob Green
John Bernier	Dian Weston, Recording Secretary

Guests:

Donna Leake
Don Bourdeau

First Selectman Kevin Leyden discussed with the committee solar panel installations on the 1940's roof. The town is in the process of adding panels to the Town Hall and the Library, Kevin is researching the addition of panels to the school building.

Elbert discussed Hugh Pearson's objectives for the meeting tonight.

Chairperson Elbert Burr called the meeting to order at 7:45pm.

1. Minutes:

The meeting minutes of August 11, 2010 were reviewed.

M/S: (Bob Green/John Bernier) to accept the minutes as presented. Vote: unanimous

2. Additions and Revisions:

None presented.

3. Continuing Business:

Review with Hugh Pearson.

The Salem School Building project scope slide presentation was presented by Hugh Pearson. Hugh's recommendations were as follows:

Windows and roofs should be done together. This is 72% of the outside of the project. The 1973 and down buildings need to be vented properly to meet codes.

The 1940's through 1970's roof should be done together due to the slopes of the roof involved. A certain pitch is required by the state, as well as the insulation values and overflow drain.

The exterior walls are in good shape. The windows will have an impact on the exterior.

The exterior doorways need protection. 27 exterior doors will need to be replaced.

Plumbing will need to be addressed to reduce water consumption.

A full renovation would have to be done in some of the bathroom facilities.

A grease interceptor needs to be installed, required by code in 2011.

Fire protection is not needed.

The boiler needs to be replaced. The whole room will be redone.

The electrical service will need to be rewired from the main power.

The lighting is fine. This is listed as a priority #3 in the report. It is not cost effective to change to LED unless there are incentives from the utility company.

The estimated expense of the categories is the true value of the work.

Discussion took place concerning the 90's roof as a priority #3. It might be in the best interest to do all roofs at the same time if you have one maintenance contract.

The application triggers the date of the 20 year window. It was discussed the certificate of occupancy is the date the state uses to start the 20 yr. window.

The school warranty books might have to be reviewed for date of the roofs.

It was discussed about starting time frame for the work. Hugh suggested the sooner the better, it would help to get the project started as soon as possible for the contract bidding process.

State reimbursement was discussed; Kevin Leyden stated he feels the state monies are very safe.

The roof alone would be a 52% reimbursement. The windows would be considered an "alteration" and would be a 35.4% reimbursement.

Ceilings might have to be replaced due to ventilation work. Ventilation will have a mix of warm and outside cold air.

The school adapts per students need for the ADA.

Kevin and Hugh both agree the top priority should be the roofs and the boiler.

Elby asked members to review cost information for the next meeting. Please come up with your own list of project priorities so a detailed presentation can be made to the Board of Selectman.

Please think about if the projects should be bundled together due to the nature of the work.

The Ed Specs will need to be adjusted for submittal to the state.

The next meeting will be on September 22, 6:30pm at the Salem School Library.

Adjournment at 9:20pm.

M/S: (Dick Asafaylo/Carol Traggis) to adjourn meeting at 9:20pm. Vote: unanimous.